

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

G04/195-197 GEELONG ROAD KINGSVILLE VIC 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$360,000

&

\$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,247,500

Property type

Unit

Suburb

Kingsville

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 310/250 BARKLY STREET FOOTSCRAY VIC 3011 | \$340,000 | 26-Jun-25 |
| 620/18 ALBERT STREET FOOTSCRAY VIC 3011  | \$355,000 | 02-Jul-25 |
| G14/9 HEWITT AVENUE FOOTSCRAY VIC 3011   | \$376,550 | 11-Jul-25 |

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 13 October 2025



## 310/250 BARKLY STREET FOOTSCRAY VIC 3011

1 1 1

Sold Price **\$340,000** Sold Date **26-Jun-25**

Distance **1.08km**



## 620/18 ALBERT STREET FOOTSCRAY VIC 3011

1 1 1

Sold Price **\$355,000** Sold Date **02-Jul-25**

Distance **1.11km**



## G14/9 HEWITT AVENUE FOOTSCRAY VIC 3011

1 1 1

Sold Price **\$376,550** Sold Date **11-Jul-25**

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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